



THE STORY OF

# Lilac Cottage

*East Tuddenham, Norfolk*

SOWERBYS

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# Lilac Cottage

Mattishall Road, East Tuddenham,  
NR20 3LR

A Semi-Detached Cottage in a Village Location

Packed with Character and Charm

Two Double Bedrooms, the Principal  
Stretching to Over 16 Ft

Cosy Sitting Room with Feature Fireplace

Well-Proportioned Kitchen/Dining Room

Off Road Parking for Several Cars

Private South-Facing Garden with Far-  
Reaching Views over the Fields to the Rear

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“A charming countryside cottage.”

Lilac Cottage, located in the always popular village of East Tuddenham, is a wonderful, two bedroom semi-detached cottage. Even though it has been updated and extended in the past, the cottage still hosts a large amount of character and charm.

With beams throughout and a feature inglenook fireplace, the front sitting room is a cosy place to be in the colder months. With the fire roaring and a glass of your favourite tittle in hand, this is a place to come and put your feet up after busy day.

If the sitting room is where you go to relax, the kitchen/dining room is the

place to be when guests come around. With space for a dining table, and perhaps even an armchair, this area is perfectly poised for you to be cooking away at the stove, whilst family and friends sit at the table and natter away.

Stemming directly off the kitchen are the study and the garden room, which are both great rooms in their current state, however, here lies potential. These two rooms could be knocked through to create a large kitchen/dining room, or even re-configured in such a way to create a downstairs bedroom with an en-suite.



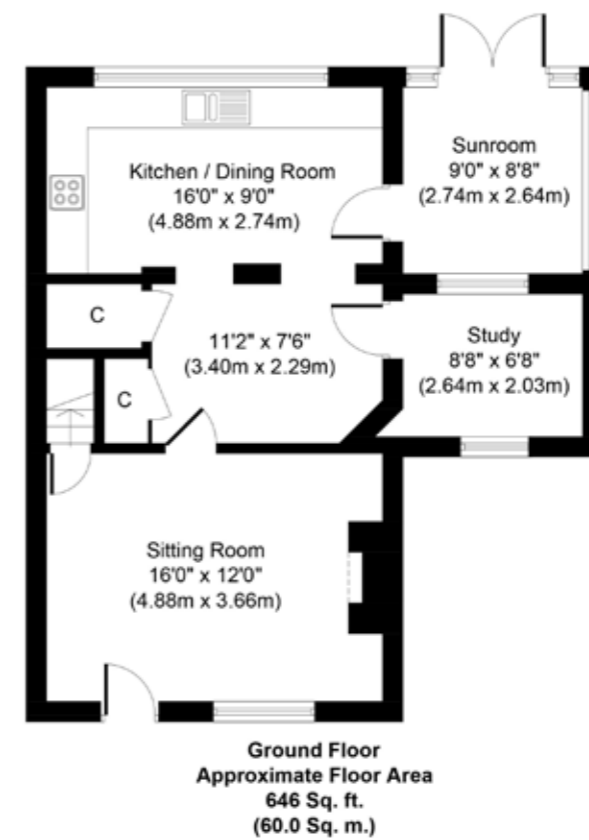
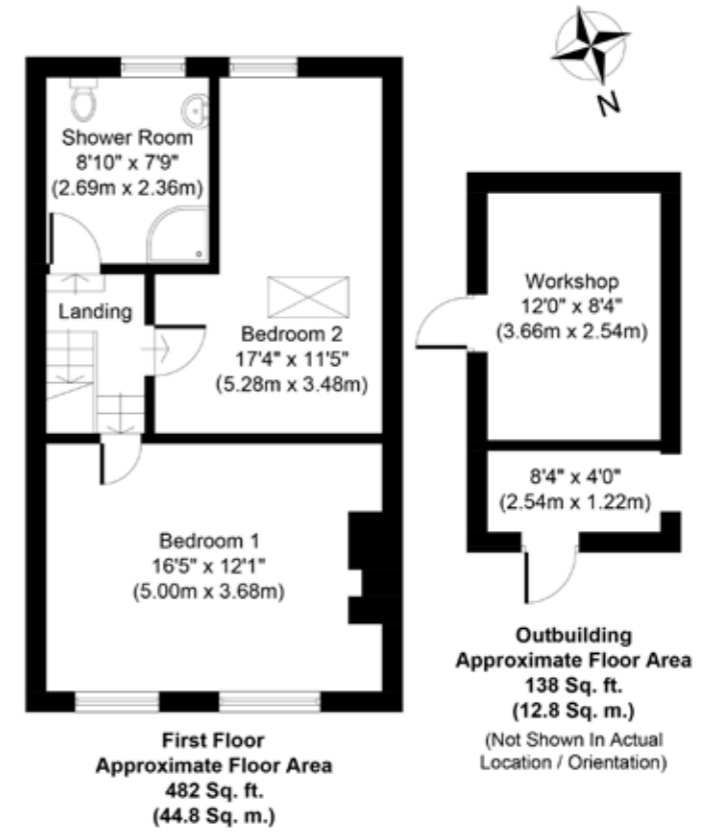
“In the winter we love to sit by the inglenook fire.”



Upstairs there are two double bedrooms and a spacious shower room. The principal bedroom, with wonderful wooden floorboards, is filled with natural light and stretches over 16 ft in length.



“We wake up listening to bird song, owls and the wildlife outside.”



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Outside, the front of the property is of low maintenance and offers off road parking for several cars, whilst the rear of the property offers a tranquil haven for you to enjoy.

The private, south-facing rear garden, which stretches almost to 100 ft in length and offers a brick-built outbuilding, boasts stunning views over the Norfolk countryside. This area could be wonderful for entertaining and provides you with sunset views in the summer months.



“We are surrounded by beautiful open countryside.”



ALL THE REASONS

# East Tuddenham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated in the heart of the Norfolk countryside is the rural village of East Tuddenham.

At the heart of the community is a village hall, which hosts a social club open four evenings a week along with various other activities such as a full-size snooker table, tennis, badminton, bowls and table tennis. There is also a nearby playground for those with young children.

Just 10 miles away is the bustling market town of Dereham, where there is a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Youngsters will relish a trip to Starlings toy store, and Roys department store, a family run business since 1895, is a one-stop shop for just about everything you need.

Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast.



Note from the Vendor



The garden at Lilac Cottage

“There are many walks surrounding the house, which take you past the church of fishing lakes.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref:- 0742-2815-7495-9506-9721

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///wove.steps.awoken

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# SOWERBYS



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